

3578

Recording requested by

and mail to:

H. R. Hochmuth, Director
Corporate Properties Management

McDonnell Douglas Corporation

Name

3000 Ocean Park Boulevard

Address

Santa Monica, California

90406

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

42 Min. 1 P.M. JUN 26 1970

RAY E. LEE, Registrar-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING

FEE \$10.50 12N

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

See Attachment

(Legal Description)

as recorded in Book 58 Page 80 et seq., Records of Los Angeles County, which property is located and known as McDonnell Douglas Corporation, Aircraft Division, Torrance Plant, 19503 Normandie Avenue, City of Los Angeles (street address)

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an oversized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91.0506(k) of the Los Angeles Municipal Code, to maintain on said property, a yard of 60 feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect so long as said oversized building shall remain thereon or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 27th day of April, 1970

Signature of owner McDONNELL DOUGLAS CORP. by (Sign)

(Two Officers' Signatures)
Required for Corporations

Louis Lieber, Jr. Vice Pres. (Sign)
M. David Freundlich Asst. Secy

FOR DEPARTMENT USE ONLY

Branch Office S.P.

Approved for Recording

District Map 7247Dept. of Bldg. & Safety, by J. Esparza

B & S Affidavit No. _____

S&S 3-135-R 4 66

(INDIVIDUAL)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On _____
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

known to me to be the person whose name
subscribed to the within Instrument and acknowledged that
_____ executed the same.

WITNESS my hand and official seal.

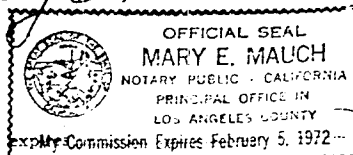
My Commission expires _____

(CORPORATION)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.On April 27, 1970

before me, the undersigned, a Notary Public in and for said
County and State, personally appeared Louis Lieber, Jr.
known to me to be the Vice President,
and B. David Freundlich

known to me to be _____ Assistant Secretary of
the Corporation that executed the within Instrument, known
to me to be the persons who executed the within Instrument
on behalf of the Corporation therein named, and acknowledged
to me that such Corporation executed the within Instrument
pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Mary E. Mauch

My Commission expires _____

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LEGAL DESCRIPTION

McDonnell Douglas Corporation
19503 South Normandie Avenue

That portion of Rancho San Pedro, in the City of Los Angeles,
County of Los Angeles, State of California, described as follows:

BEGINNING at a point in the West line of the 50-foot right-of-way of the Pacific Electric Railway Company adjoining Normandie Avenue on the West, distant Northerly 780 feet measured at right angles from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract #283, as per map recorded in Book 58, pages 80 et seq. of Maps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South $0^{\circ} 02' 40''$ East along the line described in said Parcel "A" 780 feet; thence North $89^{\circ} 59' 31''$ West along the line described in said Parcel "A" 1887.60 feet to the Easterly line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North $0^{\circ} 22' 04''$ West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminus of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South $89^{\circ} 37' 56''$ West, and a distance of 10.00 feet; thence North $89^{\circ} 37' 56''$ East, 10.00 feet; thence continuing along the line described in Parcel No. 1 of said deed recorded in Book D586/page 796 of said Official Records South $0^{\circ} 22' 04''$ East 172.51 feet; thence North $89^{\circ} 37' 56''$ East 6.55 feet; thence South $0^{\circ} 22' 04''$ East 84.12 feet; thence South $45^{\circ} 11' 14''$ East 158.41 feet; thence North $89^{\circ} 59' 41''$ East 960.03 feet to the Southwest corner of Parcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence North $89^{\circ} 59' 11''$ East, along the Southerly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North $0^{\circ} 02' 12''$ West 2731.00 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeasterly along the arc of said curve through a central angle of $39^{\circ} 15' 34''$, a distance of 276.14 feet to a point, a radial through said point bears North $50^{\circ} 56' 38''$ West; thence leaving said curve North $0^{\circ} 02' 44''$ West 151.13 feet to a point in the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D586/page 796; thence along the Southerly line of 190th Street North $89^{\circ} 56' 46''$ East 1729.56 feet to an intersection with the Westerly line of said first-mentioned 50-foot right-of-way of the Pacific Electric Railway Company; thence along said Westerly line of said 50-foot right-of-way South $0^{\circ} 02' 40''$ East 3332.35 feet to the point of beginning, containing 170.77 acres, more or less.

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